

**Handout #2**

**WHAT IS A SPECIFIC PLAN?  
WHAT IS THE CLASP?  
WHAT IS THE EIR?**

What is a Specific Plan?

- In the hierarchy of plans, a specific plan is a step below the General Plan.
- Specific plans are for the systematic implementation of General Plans.
- Ordinances and projects within a plan area must be consistent with the plan.

Specific Plans consist of:

- Distribution, location and extent of land uses with the plan area
- Distribution and extent of infrastructure proposed as part of the plan (e.g., transportation, sewage, water, drainage, etc.)
- Standards and criteria for future development and implementation programs

What is the CLASP?

- CLASP refers to the Central Larkspur Specific Plan. It is available on the City's web site: [www.larkspurcityhall.org](http://www.larkspurcityhall.org).
- Area encompasses 22-acres bordered by Magnolia Ave., East Ward St., Meadow Dr., Larkspur Creek, & Doherty Drive; & the entire Doherty Dr. right-of-way from Magnolia Ave. to the City limit (5.58 acres).
- Does not contain specific land uses for each parcel or development proposals (see above, "Specific Plans consist of:," for what is contained in the CLASP)

Examples of what is contained in the CLASP and what is not:

- a. A 36 room hotel is an allowable use within Subarea 1 (Nazari Property) as are retail, office, cultural/civic, and residential uses, but there is no application or specific proposal for a hotel.
  - b. Expansion of Albertson's Grocery Store is allowable under the Plan, but at this time, Albertson's has not proposed expansion.
  - b. Residential (up to 85 residential units) are an allowable use on the Niven Property, but a specific proposal with lot layout has not yet been proposed.
- Allows a *combination* of two- and three-story construction along Magnolia Avenue. Three-story construction (up to 36 feet in height), however, is subject to Planning Commission approval and findings/criteria similar to the following:
    - Height will create a well-defined, human-scale street space.
    - Height is sufficient to accommodate commercial & residential.

- Height protects solar access to community-serving outdoor spaces.
- Height minimizes site coverage and provided for usable, attractive community-serving open space adjacent to railroad buildings.
- No more than 40% of a building façade may exceed 26 feet and any other portion of the building exceeding 26 feet must be setback a minimum of 15 from Magnolia Street right-of-way and cannot exceed 36 feet.

## What is an EIR?

- EIR refers to an Environmental Impact Report.
- Pursuant to California Environmental Quality Act (CEQA), an EIR is prepared when there is “fair argument” a project may have significant effect on environment.
- Draft EIR contains a “worse-case” analysis of proposed project & consequences or environmental impacts.
- Draft EIR also analyzes project alternatives & cumulative impacts; identifies significant impacts that can be mitigated and those that cannot be mitigated.
- EIR consists of Draft EIR and response to comments document, which includes comments received during the public review period and responses to those comments.
- City Council must certify EIR as being in compliance with CEQA.
- City Council must make findings related to project’s significant impacts, mitigation measures, & alternatives.

## CLASP EIR (Draft EIR for CLASP is available on the City’s web site.)

- For the required “worse-case” analysis assumes the following for each subarea (assumptions are not based on a market-analysis):
  - Subarea 1 (Nazarai):* entire redevelopment of Subarea with retail uses and a 36-room hotel (for comparison, Mill Valley Inn has 25 rooms); includes development of the parking lot with replacement parking provided.
  - Subarea 2 (Albertson center):* an additional 4,500 sq.ft. of retail and 19 residential units with the Albertson’s and gas station remaining;
  - Subarea 3 (Niven Property):* 85 residential units and 0.9 acres of public park.
- CLASP EIR identifies potential significant impacts related to the CLASP, including impacts on traffic; it also identifies mitigation measures including measures that are already in the City’s Transportation Improvement Program.
- CLASP EIR identifies potential damages to archaeological and historical resources and cumulative traffic impacts at Doherty Dr. and Piper Park as unavoidable significant impacts. (Note: Doherty Dr./Piper Park impacts can be mitigated with a traffic signal, but given the short time span during which the impact occurs, the Council may not install such a signal.)